

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Union County Consortium State: NJ
 PJ's Total HOME Allocation Received: \$22,873,350 PJ's Size Grouping*: B

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|------------------|------------------------------|-------------|---------|
| | | | | | Group | B | Overall |
| | | | | PJs in State: 27 | | | |
| Program Progress: | | | | | | | |
| % of Funds Committed | 88.63 % | 89.44 % | 17 | 90.66 % | 39 | 34 | |
| % of Funds Disbursed | 82.77 % | 79.59 % | 14 | 81.06 % | 47 | 47 | |
| Leveraging Ratio for Rental Activities | 3.94 | 4.71 | 16 | 4.62 | 37 | 44 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 77.03 % | 85.10 % | 24 | 81.27 % | 23 | 20 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 53.70 % | 65.13 % | 18 | 68.23 % | 19 | 22 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 86.89 % | 82.90 % | 11 | 79.86 % | 67 | 61 | |
| % of 0-30% AMI Renters to All Renters*** | 50.59 % | 44.92 % | 13 | 44.82 % | 64 | 61 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 96.07 % | 1 | 94.65 % | 100 | 100 | |
| Overall Ranking: | | | | In State: | 15 / 27 | Nationally: | 45 49 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$26,434 | \$26,982 | | \$25,419 | 427 Units | 85.20 % | |
| Homebuyer Unit | \$14,733 | \$16,774 | | \$14,530 | 60 Units | 12.00 % | |
| Homeowner-Rehab Unit | \$19,230 | \$15,065 | | \$20,251 | 14 Units | 2.80 % | |
| TBRA Unit | \$0 | \$8,048 | | \$3,156 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Union County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$120,092 | \$74,645 | \$19,231 |
| State:* | \$102,139 | \$92,233 | \$16,998 |
| National:** | \$89,640 | \$72,481 | \$22,984 |

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| White: | 44.0 | 5.0 | 50.0 | 0.0 |
| Black/African American: | 32.3 | 80.0 | 35.7 | 0.0 |
| Asian: | 1.9 | 1.7 | 7.1 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.2 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.2 | 0.0 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|--|--|---|---|
| Hispanic | 17.6 | 13.3 | 7.1 | 0.0 |
|----------|--|--|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 66.5 | 8.3 | 14.3 | 0.0 |
| 2 Persons: | 15.0 | 36.7 | 57.1 | 0.0 |
| 3 Persons: | 7.7 | 31.7 | 0.0 | 0.0 |
| 4 Persons: | 6.6 | 15.0 | 21.4 | 0.0 |
| 5 Persons: | 3.0 | 5.0 | 0.0 | 0.0 |
| 6 Persons: | 0.7 | 3.3 | 0.0 | 0.0 |
| 7 Persons: | 0.2 | 0.0 | 7.1 | 0.0 |
| 8 or more Persons: | 0.2 | 0.0 | 0.0 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 10.1 | 38.3 | 42.9 | 0.0 |
| Elderly: | 67.0 | 3.3 | 28.6 | 0.0 |
| Related/Single Parent: | 11.0 | 40.0 | 7.1 | 0.0 |
| Related/Two Parent: | 4.2 | 16.7 | 21.4 | 0.0 |
| Other: | 3.3 | 1.7 | 0.0 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 17.1 | 1.7 [#] |
| HOME TBRA: | 2.8 | |
| Other: | 22.5 | |
| No Assistance: | 55.0 | |

of Section 504 Compliant Units / Completed Units Since 2001 184

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Union County Consortium

State: NJ

Group Rank: 45
(Percentile)

State Rank: 15 / 27 PJs

Overall Rank: 49
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.60% | 77.03 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.54% | 53.7 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 86.89 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.20% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.500 | 2.73 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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